

\$900,000 - 8311 Hawkview Manor Road Nw, Calgary

MLS® #A2265097

\$900,000

3 Bedroom, 4.00 Bathroom, 2,203 sqft
Residential on 0.15 Acres

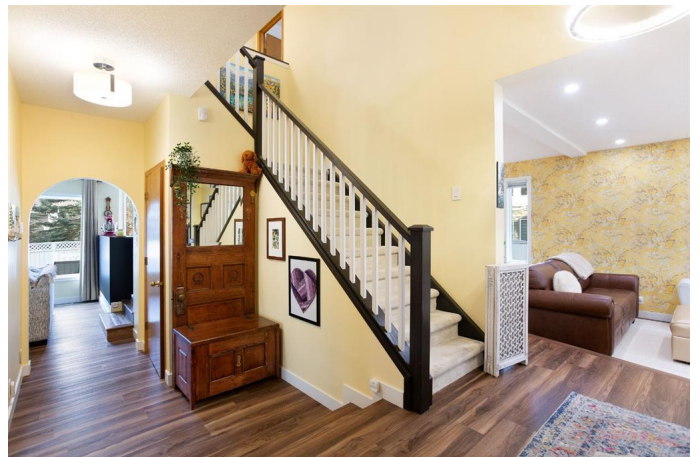
Hawkwood, Calgary, Alberta

Ever dreamed of a home that's™ classy enough for dinner parties, comfy enough for sweatpants, and smart enough to never make you hang Christmas lights again? Welcome to your new favourite chapter " where elegance meets low-maintenance brilliance in Hawkwood Estates.

Step inside this refreshingly spacious home offering almost 3300 SqFt of developed living space, where the bedrooms are so big you might lose a laundry basket in them (on purpose). The kitchen delivers serious chef vibes with veined quartz counters, built-in stainless steel appliances, and lighting so good even your takeout looks gourmet.

The primary ensuite? A five-star spa escape " complete with heated floors, a freestanding tub, and a shower boasting three shower heads (because two just isn't™ enough). Downstairs, the fully finished basement invites both binge-watchers and cocktail shakers with a cozy living area, wet bar, and an accessible tile shower for your guests.

Outside, you'll find a large composite deck, a private 6,700 SqFt lot framed by mature trees, and Gemstone exterior lighting that handles the holidays for you. Perfectly located near schools, parks, Crowfoot Crossing, and the LRT " this home truly lets you have it all (minus the string lights and



cramped closets).

Upgrades include: High efficiency furnace (~2015), New water tank (2024), New asphalt shingle roof (~2020), New vinyl plank flooring throughout the main level and new carpet upstairs, Newer windows upstairs and on main level, Pot lights added through main level (~2020)

Built in 1985

Essential Information

MLS® #	A2265097
Price	\$900,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,203
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8311 Hawkview Manor Road Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2Z6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Garden, Landscaped, Lawn, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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